

Officer Report

Case Reference: PL/2026/0143
Location: 9 SAXONHOLME ROAD, ROCHDALE, OL11 2YA
Proposal: Two-storey rear extension following demolition of single-storey rear extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the west of Saxonholme Road in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a hipped roof.. External finishes to the rear of the existing dwelling comprise of stone-like cladding.

To the rear of the application site is the Green Belt, however the application site itself is not located within the Green Belt nor are there any other constraints that would preclude the assumption of sustainable development.

PROPOSAL

The application seeks planning permission for the construction of a two-storey rear extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None recorded.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. The proposed extension would have a hipped roof which is in keeping with the hipped roof of the existing dwelling.

Materials used to external finishes would be facing brick and uPVC to match the existing.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

The application proposes the construction of a two-storey extension which would project approximately 2.575m from the rear elevation of the dwelling and would be offset from the common boundary with No. 11 Saxonholme by approximately 0.306m.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for a two-storey extension which intrudes into a 30-degree visibility zone drawn at a point 2.4m along the common boundary. In this instance the proposed 2.575m extension, being set in from the

common boundary such that it would be in accordance with the guidance of the SPD. It is therefore considered that the proposed development would not appear significantly overbearing or overshadowing for No. 11 and would not adversely impact on the amount of light received into the rear windows of this dwelling.

Whilst it is acknowledged that there is a lack of substantive boundary treatment at the common boundary between Nos. 9 and 11, it is not considered that the construction of an otherwise blank elevation along this boundary would be significantly detrimental to the amenity that No. 11 could reasonably expect to enjoy given the relationship between the two dwellings and the compliance with the guidance of the SPD. The extension would be offset slightly from the boundary in any case which would mitigate this impact to some degree.

The comments received regarding the 30-degree measurement outlined in the SPD allowing for greater impact on neighbouring windows and being contrary to BRE guidance is acknowledged. Whilst BRE guidance is a useful indicator of impact, it is not statutory legislation and does not form part of the adopted Rochdale development plan and therefore there is no requirement for proposals to comply with this 45-degree guidance. Impact is assessed against the 30-degree measurement as outlined in the Housing SPD.

In respect to the impact on views, whilst this comment is acknowledged, the right to a view is not enshrined in planning legislation and is not a material consideration in the determination of planning applications; impact on outlook, however, does fall to be considered. The development is not considered to significantly impact on outlook, and No. 11 would retain sufficient, unobstructed outlook (particularly to the rear elevation to the Green Belt and beyond) as a result of the development.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property would retain two off-street parking spaces, and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

1No. representation received which can be summarised as follows:

- Concerns raised regarding the 30-degree measurement used by the Council to assess impact on light and that this does not follow BRE guidance.
- Concerns the proposal will impact on views and sunlight.

SUMMARY OF CONSULTATION RESPONSES

None received.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

- DWG No. PP-14697710v1 (Site Location Plan)
- DWG No. 1540/105 (Proposed Floor Plans)
- DWG No. 1540/202 (Proposed Elevations)
- DWG No. 1540/107 (Proposed Roof Plan)

and the development shall be carried out in accordance with these hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.